




GRN	MH007398174202425E	BARCODE			Date	28/08/2024-13:10:18		Form ID																			
Department				Inspector General Of Registration						Payer Details																	
Search Fee				TAX ID / TAN (If Any)																							
Type of Payment				Other Items						PAN No.(If Applicable)																	
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR						Full Name																	
Location				PUNE						Adv Mahesh Mane																	
Year				2024-2025 One Time						Flat/Block No.																	
Account Head Details				Amount In Rs.		Premises/Building						S No. 104 P and 105 P															
0030072201 SEARCH FEE				850.00		Road/Street						Ravet															
						Area/Locality						Pune															
						Town/City/District																					
						PIN								4		1		2		1		0		1			
						Remarks (If Any)																					
						Search Fees of S No. 104 P and 105 P Ravet, Pune from year 1994 to																					
						2024 of 30 years.																					
Total				850.00		Amount In						Eight Hundred Fifty Rupees Only															
						Words																					
Payment Details				STATE BANK OF INDIA						FOR USE IN RECEIVING BANK																	
Cheque-DD Details				Bank CIN						Ref. No.						00040572024082827567						IK0CXFUIW9					
Cheque/DD No.				Bank Date						RBI Date						28/08/2024-01:10:49						29/08/2024					
Name of Bank				Bank-Branch						STATE BANK OF INDIA																	
Name of Branch				Scroll No. , Date						242 , 29/08/2024																	

Mobile No. : 9011560297

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करवयाच्या दस्तांसाठी लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURIES MUMBAI 1  
Date: 2024.12.27 18:05:44 IST  
Reason: GRAS Secure Document  
Location: India

**MAHESH S. MANE**

Advocate

403, Austin Oaks, Near Kundan Estate,  
C.T.S. No. 959, Kate Wasti, Pimple Saudagar,  
Pune-411 027. ♦ Mob. : 9011560297





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## **FORMAT A** (Circular No. 28/2021)

To,  
MAHARERA  
Mumbai

### **LEGAL TITLE REPORT**

SUB: Title Clearance Certificate with respect to (A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R. situated at Village Ravet, Pune.

I have investigated the title of the said land on the request of M/s. Vivanta Realty and following documents, i.e.

#### **1) Description of the property:**

All that piece and parcel of land situated at Village Ravet, Tal. - Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing

- (A) Survey No. 104/2 totally admeasuring area 00 H 36 R assessed for Rs. 00 paise 69.
- (B) Survey No. 104/4 admeasuring area 00 H 90 R and Pot Kharaba 00 H 2 R i.e. total area admeasuring 00 H 92 R assessed for Rs. 3 paise 00.
- (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R assessed for Rs. 1 Paise 50 out of area admeasuring 00 H 20 R.



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D) **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs.3 Paise 50 out of area admeasuring **00 H 29.1 R**.

E) **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs.3 Paise 50 out of area admeasuring **00 H 43.40 R**.

Above all properties **A to E** which total **area 2 H 20.50 R** collectively bounded as under:

On Or Towards East : By property of S No. 108 Part

On Or Towards West : By 24 Mtrs D P Road

On Or Towards North : By 18 Mtrs D P Road

On Or Towards South : By Property of S No.105 Part and 104 Part

Hereinafter referred as "**Said Property**"

## 2) **The Documents of Allotment of Plot**

- a) Deed of Confirmation of Pushpa Bhondave and others Dt.17/09/2021 registered before Sub Registrar Haveli No 26 vide registration no. 13033/2021 with Index – II and Registration Receipt.
- b) Release Deed of Sindhubai Jayram Aambekar dated 12/08/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 11222/2021 with Index – II and Registration Receipt.
- c) Release Deed of Laxmibai Dilip Gavade dated 08/03/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 4161/2021 with Index – II and Registration Receipt.
- d) Release Deed of Vatsala Baban Bhashe dated 24/02/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 3249/2021 with Index – II and Registration Receipt.





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- e) Release Deed of Chindhu Bajirao Kaspate and others dated 15/02/2022 registered before Sub Registrar Haveli No. 5 vide registration no. 2853/2022 with Index – II and Registration Receipt.
- f) Release Deed of Lilabai Dnyaneshwar Ghule and others dated 11/05/2022 registered before Sub Registrar Haveli No. 5 vide registration no. 8962/2022 with Index – II and Registration Receipt.
- g) Release Deed of Manda Sampat Kaspate and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3357/2023 with Index – II and Registration Receipt.
- h) Supplementary Agreement of Manda Sampat Kaspate and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3358/2023 with Index – II and Registration Receipt.
- i) Release Deed of Chandrakant Damodar Barne and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3359/2023 with Index – II and Registration Receipt.
- j) Supplementary Agreement of Chandrakant Damodar Barne and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3401/2023 with Index – II and Registration Receipt.
- k) Release Deed of Chhaya Vishal Barne and others dated 13/07/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 13231/2023 with Index – II and Registration Receipt.



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- l) Supplementary Agreement of Chhaya Vishal Barne and others dated 13/07/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 13232/2023 with Index – II and Registration Receipt.
- m) Release Deed of Mahesh Nandu Barne and others dated 06/12/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 24162/2023 with Index – II and Registration Receipt.
- n) Supplementary Agreement of Mahesh Nandu Barne and others dated 06/12/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 24161/2023 with Index – II and Registration Receipt.
- o) Release Deed of Tarabai Raghunath Shinde dated 05/04/2024 registered before Sub Registrar Haveli No. 14 vide registration no. 7701/2024 with Index – II and Registration Receipt.
- p) Supplementary Agreement of Tarabai Raghunath Shinde dated 05/04/2024 registered before Sub Registrar Haveli No. 14 vide registration no. 7702/2024 with Index – II and Registration Receipt.
- q) Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 14 vide registration no. 3124/2006 and 3125/2006 respectively which is registered on dated 20/04/2006.
- r) Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 11 vide registration no. 34/2007 and 35/2007 respectively which is registered on dated 26/12/2006.





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- s) Xerox Copy of Sale Deed which is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 8635/2008 which is registered on dated 18/08/2008.
  - t) Deed of Gift which is registered in the Office of Sub Registrar Haveli No. 18 vide registration no. 1515/2012 registered on dated 10/02/2012.
  - u) Development Agreement & Power of Attorney Dt.13/02/2021 registered before Sub Registrar Haveli No. 25 vide registration no. 2503/2021 and 2504/2021 with Index – II and Registration Receipt.
  - v) Development Agreement and Power of Attorney which is registered in the Office of Sub Registrar Haveli No. 26 vide registration no. 9394/2019 which is registered on dated 17/06/2019.
  - w) Development Agreement and Power of Attorney dated 04/04/2024 which is registered in the Office of Sub Registrar Haveli No. 14 vide no. 7597/2024 and 7598/2024 respectively.
- 3) **7/12 Extract issued by the Gav Kamgar Talathi Ravet Pune and mutation entries.**
- 4) **Search Report of 30 Years from year 1994 to 2024.**

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R



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situated at Village Ravet, Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the same are free from encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

## OWNERS OF THE LAND:

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R,

- 1) SMT. Parvatibai Maruti Bhondve - Self
- 2) SMT. Laxmibai Murlidhar Bhondve - Self
- 3) Late Alka Gulab Bhondve
- 4) Mr. Sambhaji Gulab Bhondve - Self
- 5) MR. Sandip Gulab Bhondve - Self
- 6) MRS. Suvarna Dnyaneshwar Nakhate - Self
- 7) Late Kaluram Jaywant Bhondve
- 8) MR. Sameer Kaluram Bhondve - Self
- 9) MRS. Sonu Ravindra Tapkir - Self
- 10) MRS. Sarika Dattatray Pawar - Self
- 11) MR. Shivaji Jaywant Bhondve - Self
- 12) MR. Shubham Shivaji Bhondve - Son
- 13) MRS. Siddhi Shivaji Bhondve - Daughter
- 14) Late Sahebrao Prabhakar Bhondve
- 15) MR. Dilip Sahebrao Bhondve - Self
- 16) MR. Daulat Sahebrao Bhondve - Self
- 17) MRS. Sunita Sanjay Pinjan - Self
- 18) MRS. Manisha Machindra Taras - Self
- 19) MR. Bajirao Prabhakar Bhondve - Self
- 20) MR. Amol Bajirao Bhondve - Son
- 21) MR. Vaibhav Bajirao Bhondve - Son
- 22) MR. Prakash Prabhakar Bhondve - Self
- 23) MR. Kushal Prakash Bhondve - Son
- 24) MR. Swapnil Prakash Bhondve - Son
- 25) MRS. Pallavi Sandip Jagtap - Daughter
- 26) MR. Rajaram Maruti Bhondve - Self
- 27) MR. Rushikesh Rajaram Bhondve - Son
- 28) MRS. Shital Balu Chandekar - Daughter
- 29) MRS. Rachana Pandurang Yewale - Daughter
- 30) MR. Tanaji Maruti Bhondve - Self
- 31) MR. Kapil Tanaji Bhondve - Son
- 32) SMT. Vaishali Shantaram Bhondve - Self
- 33) MR. Viraj Shantaram Bhondve - Self
- 34) MRS. Mansi Shantaram Bhondve - Self
- 35) MR. Sanjay Murlidhar Bhondve - Self
- 36) MR. Atharv Sanjay Bhondve - Son





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(C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R.	37) SMT. Urmila Vijay Bhondve - Self : Mr. Vivek Gopal Joshi
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(2) Qualifying Remark if Any : M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate is a developer of the said property.

The report reflecting the flow of the title of the Owner/Developer - M/s. Vivanta Realty on the said land is enclosed herewith as Annxure.

Enclosed - Annexure

Pune

Date - 21.12.2024

  
**MAHESH S. MANE**  
ADVOCATE  
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## **FORMAT - A** (Circular No. 28 / 2021) **FLOW OF TITLE OF THE SAID LAND**

All that piece and parcel of land bearing S. Nos. as under:

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R, situated at Village Ravet, Pune

7/12 Extract issued by the Gav Kamgar Talathi Ravet Pune and mutation entries.

Search Report of 30 years from year 1994 to 2024.

The said property mentioned in Para No.1 was originally owned by Hanmant Dhondi Bhondave as his ancestral property.

That the said owner Hanmant Dhondi Bhondave died on 16/06/1967 leaving behind heirs namely Jayvant Hanumant Bhondave, Prabhakar Hanumant Bhondave, Maruti Hanumant Bhondave, Vatsala Baban Bhase, Chhabubai Bajirav Kaspate, Sushila Damodar Barane Deceased and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4465.

That the owner namely Maruti Hanumant Bhondave, died on 29/12/1998 leaving behind heirs namely Parvatibai Maruti Bhondave, Rajaram Maruti Bhondave, Tanaji Maruti Bhondave, Tarabai Raghunath Shinde, Shantaram Maruti Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4712.





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That the owner namely Murlidhar Hanumant Bhondave, died on 14/04/1977 leaving behind heirs namely Laxmibai Murlidhar Bhondave, Sanjay Murlidhar Bhondave, Vijay Murlidhar Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4960.

That the owner namely Jayvant Hanumant Bhondave, died on 30/05/1983 leaving behind heirs namely Fulabai Jayvant Bhondave, Gulab Jayvant Bhondave, Kaluram Jayvant Bhondave, Shivaji Jayvant Bhondave, Sindhubai Jayram Aambekar, Lilabai Dnyaneshwar Ghule, and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4961.

That the owner namely Prabhakar Hanumant Bhondave, died on 11/11/1971 leaving behind heirs namely Chandrabhaga Prabhakar Bhondave, Sahebrao Prabhakar Bhondave, Bajirao Prabhakar Bhondave, Prakash Prabhakar Bhondave, Laxmibai Dilip Gavade and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4966.

That the owner namely Shantaram Maruti Bhondave, died on 16/05/2007 leaving behind heirs namely Vaishali Shantaram Bhondave, Viraj Shantaram Bhondave, Manasi Shantaram Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 6240.

That the owner namely Nandu Damodar Barne, died on 27/09/2012 leaving behind heirs namely Gita Nandu Barne, Vishal Nandu Barne, Mahesh Nandu Barne and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 8388.

That the owner namely Vijay Murlidhar Bhondave, died on 18/06/2019 leaving behind heirs namely Urmila Vijay Bhondave and Rohan Vijay Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 10644.



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Thereafter owner namely Sindhubai Jayram Aambekar relinquished her rights in said property and accordingly executed release deed dated 12/08/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 11222/2021.

Thereafter owner namely Laxmibai Dilip Gavade relinquished her rights in said property and accordingly executed release deed dated 08/03/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 4161/2021.

Thereafter owner namely Vatsala Baban Bhasse relinquished her rights in said property and accordingly executed release deed dated 24/02/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 3249/2021 and accordingly name of said Vatsala Baban Bhasse deleted from 7/12 extract vide mutation entry no. 11337.

The heirs of the said property Pushpa Dilip Bhondave and others executed registered Deed of Confirmation dated 17.09.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 13033/2021.

The heirs of the said property Laxmibai Dilip Gawade executed registered Hakksodpatra dated 08.03.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 4161/2021 and accordingly name of said Laxmibai Dilip Gawade deleted from 7/12 extract vide mutation entry no. 11020.

The heirs of the said property Sindhubai Jayram Ambekar executed registered Hakksodpatra dated 12.08.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 11222/2021 and accordingly name of said Sindhubai Jayram Ambekar deleted from 7/12 extract vide mutation entry no. 11844.





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The heirs of the said property Chindhu Bajirao Kaspate and others executed registered Haksodpatra dated 15.02.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 2853/2022 and accordingly name of said Chindhu Bajirao Kaspate and others deleted from 7/12 extract vide mutation entry no. 11260.

The heirs of the said property Bebitai Ganapat Shedage and others executed registered Haksodpatra dated 16.02.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 2926/2022 and accordingly name of said Bebitai Ganapat Shedage and others deleted from 7/12 extract vide mutation entry no. 11258.

The heirs of the said property Lilabai Dnyaneshwar Ghule and others executed registered Haksodpatra dated 11.05.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 8962/2022 and accordingly name of said Lilabai Dnyaneshwar Ghule and others deleted from 7/12 extract vide mutation entry no. 11354.

The heirs of the said property Manda Sampat Kaspate and others executed registered Haksodpatra and Supplementary Agreement dated 22.02.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 3357/2023 and 3358/2023 respectively.

The heirs of the said property Chandrakant Damodar Barane and others executed registered Haksodpatra and Supplementary Agreement dated 22.02.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 3359/2023 and 3401/2023 respectively.

The heirs of the said property Chhaya Vishal Barane and others executed registered Haksodpatra and Supplementary Agreement dated 13.07.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 13231/2023 and 13232/2023 respectively and



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accordingly name of said Chhaya Vishal Barane and others deleted from 7/12 extract vide mutation entry no. 11783.

The heirs of the said property Mahesh Nandu Barane and others executed registered Hakksodpatra and Supplementary Agreement dated 06.12.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 24162/2023 and 24161/2023 respectively and accordingly name of said Mahesh Nandu Barane and others deleted from 7/12 extract vide mutation entry no. 11921.

The heirs of the said property Tarabai Raghunath Shinde executed registered Hakksodpatra and Deed of Confirmation dated 05.04.2024 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 7701/2024 and 7702/2024 respectively and accordingly name of said Tarabai Raghunath Shinde and others deleted from 7/12 extract vide mutation entry no. 12022.

That thereafter owners namely **Parvatibai Maruti Bhondave, Rajaram Maruti Bhondave, Tanaji Maruti Bhondave, Sanjay Murlidhar Bhondave, Gulab Jayvant Bhondave, Kaluram Jayvant Bhondave, Shivaji Jayvant Bhondave, Sahebrao Prabhakar Bhondave, Bajirao Prabhakar Bhondave, Prakash Prabhakar Bhondave, Vaishali Shantaram Bhondave, Viraj Shantaram Bhondave, Manasi Shantaram Bhondave, Urmila Vijay Bhondave, Rohan Vijay Bhondave** and others executed registered Development Agreement and Power of Attorney dated 13/02/2021 in favour of **M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate** which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 2503/2021 and 2504/2021 respectively.

**Incident of Survey No. 105/1(P) out of area 00 H 20 R and Survey No. 105/2(P) out of area 00 H 72.50 R.:**





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That the said property was originally owned by Arun Shankar Bhondave and others. The said owners executed registered Development Agreement and Power of attorney dated 20/04/2006 in favor of Mr. Vasant Khandu Kate and the said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 14 vide registration no. 3124/2006 and 3125/2006 respectively which is registered on dated 20/04/2006.

That thereafter the said property acquired by Satish Gopal Joshi and Vivek Gopal Joshi for development vide registered Development Agreement and Power of Attorney from Arun Shankar Bhondave and others through their Power of Attorney Holder Mr. Vasant Khandu Kate and said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 11 vide registration no. 34/2007 and 35/2007 respectively which is registered on dated 26/12/2006.

That thereafter the said property is purchased by Satish Gopal Joshi through his Power of Attorney Holder Vivek Gopal Joshi from Arun Shankar Bhondave and others vide registered Sale Deed which is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 8635/2008 which is registered on dated 18/08/2008.

That the said property is acquired by present owner from his real brother Mr. Satish Gopal Joshi vide registered Deed of Gift which is registered in the Office of Sub Registrar Haveli No. 18 vide registration no. 1515/2012 registered on dated 10/02/2012. And accordingly the name of present owner has been entered on 7/12 extract of the said property vide mutation entry. Henceforth the present is owner in continuous and peaceful and possession of the said property. And accordingly name of present owner entered on 7/12 extract vide mutation entry no. 8279.



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Thereafter said owner namely Vivek Gopal Joshi executed registered Development Agreement and Power of Attorney in favour of **Vivanta Realty Through its Partner Mr. Vasant Khandu Kate** and said Development Agreement and Power of Attorney in respect of said property **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs. 3 Paise 50 **out of area admeasuring about 00 H 43.40 R** which is situated at village Ravet Taluka Haveli Dist. Pune which is more particularly described in Para No. 1 and said Development Agreement and Power of Attorney are registered in the Office of Sub Registrar Haveli No.26 vide no. 9394/2019 and 9397/2019 respectively which is registered on dated 17/06/2019.

Thereafter said owner namely Vivek Gopal Joshi executed registered Development Agreement and Power of Attorney in favour of **Vivanta Realty Through its Partner Mr. Vasant Khandu Kate** and said Development Agreement and Power of Attorney in respect of said property **Survey No. 105/1(P)** totally admeasuring 00 H 60 R assessed for Rs. 1 Paise 50 out of area admeasuring **00 H 20 R** and **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs. 3 Paise 50 **out of area admeasuring about 00 H 29.10 R** which is situated at village Ravet Taluka Haveli Dist. Pune which is more particularly described in Para No. 1 and said Development Agreement and Power of Attorney are registered in the Office of Sub Registrar Haveli No. 14 vide no. 7597/2024 and 7598/2024 respectively which is registered on dated 04/04/2024.

Thereafter Mr. Vivek Gopal Joshi have executed registered Deed of Mortgage dated 03/01/2024 which is duly registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 25842/2024 with State Bank of India and as per said Deed of Mortgaged there is encumbrances of Rs.20,00,00,000/- on 7/12 extract vide mutation entry no. 11941.





# MAHESH S. MANE

B.S.L. LL.B.  
(Advocate)

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Office : 403, Austin Oaks, CTS No. 959, Kate Wasti, Pimple Saudagar Pune 411027  
Mobile 9011560297 Email – mmmane788@gmail.com

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In the circumstances the said **M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

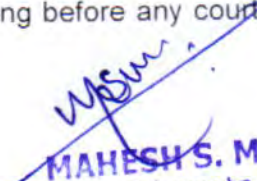
**SEARCH REPORT OF 30 YEARS:** I also caused search in the office of Sub-Registrar Haveli Pune in respect of Property described in Para No.1 situated at village Ravet, Pune vide GRN No. MH011378326202122E dated 08/01/2022 and vide GRN No. MH007398174202425E dated 28/08/2024 from 1994 to 2024. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

I have published Notice in the usual form published in the Daily Financial Express which appeared on dated 06/09/2024 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

**Litigation if Any** - There is no any litigation pending before any court of law regarding said property.

Pune

Date : 21/12/2024

  
**MAHESH S. MANE**  
ADVOCATE  
403, Austin Oaks, Near Kundan Estate,  
C.T.S.No.959, Kate Wasti, Pimple Saudagar,  
Pune-411 027. ♦ Mob. : 9011560297